

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G.
Gadkari Chowk, Dadar (West), Mumbai - 400028 | Tel.: 022 6923 1111/
8082488907 | Email: vishal.bodha@omkaraarc.com |
www.omkaraarc.com | CIN: U67100TZ2014PTC020363



TENDER DOCUMENT FOR E AUCTION

Whereas the Omkara Assets Reconstruction Pvt Ltd (OARPL) acting in its capacity as a Trustee of Omkara PS 13/2024-25 Trust through its Authorised Officer, in exercise of its power under Section 13(2) & 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 54 of 2002) has decided to sell through e-Auction of the properties through publication of auction notice dated 09-06-2026 in ANNEXURE - I for realization of the secured debts due to OARPL with up-to-date interest, cost & expenses under SARFAESI Act, 2002. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

Auctioneer Name	Omkara Assets Reconstruction Pvt Ltd Address- As per Paper Publication
Auction to be Conducted by	M/s C1 India Pvt. Ltd., Phase 2, Gulf Petrochem building, Building No. 301, Gurgaon, Haryana. Pin: 122015 (Phone numbers: +91-124-4302020 / 21 / 22 / 23 / 24, +91 7291981124 / 1126)
Auction Schedule	Date of Auction: As per Publication Timings: As per Publication Auction Website: https://www.bankeauctions.com Please refer sale notice for number of extensions. Note: If the extensions are not available in the sale notice, it will be considered as Unlimited extensions of 5 minutes.
Annexure	1) E-Auction Notice dated 09-02-2026 along with Terms and Condition (Annexure – I) <i>(INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorised Officer, OARPL mentioned in the Sale Notice.)</i> 2) Details of Bidder (Annexure – II) <i>(INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded on the website https://www.bankeauctions.com during the time of submission of the bid.)</i>

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	<p>3) Declaration by Bidder (Annexure – III)</p> <p><i>(INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded on the website https://www.bankeauctions.com during the time of submission of the bid.)</i></p> <p>4) Confirmation by Bidder regarding receipt of training (Annexure – IV)</p> <p><i>(INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorised Officer, OARPL mentioned in the Sale Notice just after availing training on e-Auction with a copy to support@bankeauctions.com)</i></p> <p>5) Price Confirmation Letter by H1 Bidder (Annexure – V)</p> <p><i>(INSTRUCTION: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter to the Authorised Officer, OARPL mentioned in the Sale Notice & copy to support@bankeauctions.com, immediately on completion of the bidding.)</i></p> <p>6) Annexure VI – Description of the Properties</p> <p>7) Annexure VII – Affidavit in Spirit of 29 A of IBC, 2016.</p>
Special Instructions	Bidding in the last minutes and seconds should be avoided in the bidder’s own interest. Neither the Service Provider nor OARPL will be responsible for any lapses / failure on the part of the Bidder, in such cases.

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**E-Auction bidding Terms and Conditions**

1. Computerized e-Auction shall be conducted by service provider M/s C1 INDIA PVT. LTD. on behalf of OARPL, on pre-specified date, while the bidders shall be quoting from their own offices / place of their choice. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither OARPL nor M/s C1 INDIA PVT. LTD. shall be responsible for these unforeseen circumstances. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, the Bidders are requested to not to wait till the last moment to quote their bids to avoid any such complex situations.
2. M/s C1 INDIA PVT. LTD. shall arrange to train the bidder(s), without any cost. M/s C1 INDIA PVT. LTD. shall acquaint bidder regarding the bidding process, functions and e-Auction rules. All the bidders required to ensure that compliance regarding receipt of training before start of bid process.
3. **Material for Bid:** Sale of Properties by OARPL under SARFAESI Act, 2002.
4. **Type of Auction:** Tender and inter-se-bidding through e-Auction.
5. **Bidding Currency & Unit of Measurement:** Bidding will be conducted in Indian Rupees (INR) Only
6. **Starting (Opening) Price / Bid Increment:** The opening price of the auction and the bid Increment value shall be available to the bidders on their bidding screen.
7. **Bid Price:** The Bidder has to quote the total price.
8. For other terms and conditions, please see the e-auction notice published by OARPL.
9. Procedure of e-Auctioning:
 - a. Submission - The Intended Bidders may submit their EMD details and Bid/Tender Form, KYC documents by 5 pm on 29-06-2026 through any one of the following mode:-
 - (i) Physically to the Authorised Officer (Mr. Naresh Makhija) at 47th Floor, Kohinoor Square, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai – 400028
 - (ii) Through e-mail (with pass-word protected file) on the e-mail id: naresh.makhija@omkaraarc.com or at gehna.balwani@omkaraarc.com.

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b. All interested bidders need to fill online form available on e-Auction domain with necessary details.

c. Online e-Auction:

i. OARPL will declare its Opening Price (OP), which shall be visible to all the Bidders during the start of the e-Auction. Please note that the start price of an item in online e-Auction is open to all the participating bidders. Any bidder can start bidding, in the online e-Auction, from the start price itself. Hence, the first online bid that comes in the system during the online e-Auction can be equal to the auction's start price, or higher than the auction's start price by one increment, or higher than the auction's start price by multiples of increment. The second online bid and onwards will have to be higher than the H1 rate by one increment value, or higher than the H1 rate by multiples of the increment value.

ii. The “Bid Increase Amount” has been fixed in respect of each property which the bidders can view on their bidding screen and the bidders will have to increase the bid amount in the multiple of “Bid Increase Amount”.

iii. If a bidder places a bid in the last 5 minutes of closing of the e-Auction and if that bid gets accepted, then the auction’s duration shall automatically get extended for some minutes (refer sale notice for details), from the time that bid comes in. Please note that the auto-extension shall be for limited / unlimited times (as given under the sale notice) and will take place only if a valid bid comes in last 5 minutes of closing. If valid bid is not received, the auto-extension will not take place even if that bid might have come in the last 5 minutes. In case, there is no bid in the last 5 minutes of closing of e-Auction, the auction shall get closed automatically without any extension. However, bidders are advised not to wait till the last minute or last few seconds to enter their bid during the auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.

10. Successful Bidder shall be required to submit the final prices, quoted during the e-Auction as per Annexure – III after the completion of Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. During e-Auction, if no bid is received within the specified time, OARPL at its discretion may decide to revise Opening price / scrap the e-Auction process / proceed with conventional mode of tendering.

11. EMD deposited cannot be withdrawn.

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12. The bid once submitted by you, cannot be cancelled / withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on part of bidder to comply with any of the terms and conditions of the e-auction notice and Tender Document will result in forfeiture of the amount paid by the defaulting bidder.
13. The bidders will be able to view the following on your screen along with the necessary fields in the E Auction:
 - a. Leading Bid in the Auction (H1 – Highest Rate)
 - b. Bid Placed by bidder
 - c. Opening Price & Minimum Increment Value.
 - d. The bid rank of bidder in the auction
14. The decision of the OARPL regarding declaration of successful bidder shall be final and binding on all the Bidders.
15. OARPL shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
16. Intending bidders shall comply and give declaration under Section 29A of Insolvency and Bankruptcy Code, 2016, for detailed information please refer to the Terms and Conditions.
17. OARPL / M/s. C1 INDIA PVT. LTD. shall not have any liability towards bidders for any interruption or delay in access to the system irrespective of the cause.
18. The bidders are required to submit acceptance of the terms & conditions and modality of e-Auction given above before participating in the e-Auction.
19. Successful bidder: At the end of the E-Auction, OARPL will evaluate all the bids submitted and will decide upon the successful bidder. OARPL's decision will be final & binding on all the bidders.
20. Secured Creditor/Authorized Officer reserves its right to adopt any method to select the highest bidder, if the bid amount of two or more bidders are identical/same and they do not opt for increase their respective Bid Amount through inter-se bidding through on-line e-auction portal.
21. If any person submits it's Bid through Tender Form for the Reserve Price or above the Reserve Price but subsequently doesn't login to participate in e-auction process, then also, if its Bid found to be highest, then, it may be declared as Highest Bidder at the sole discretion of the Secured Creditor/Authorised Officer.

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22. Duration of Auction: The auction of each property is scheduled to be conducted on day & time as specified in the auction notice published in the newspapers and soft copy enclosed as Annexure -I below.
23. The bidders are cautioned not to wait till the last minute or last few seconds to enter their bid to avoid complications related to internet connectivity, network problems, system crash down, power failure, etc.

For Omkara Assets Reconstruction Pvt Ltd.

(Acting in its capacity as a Trustee of Omkara PS 13/2024-25 Trust

Sd/-

Authorized Officer

Date: 10.06.2026

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N.B.: Bidder(s) will have to go through the ANNEXURES uploaded on the Web Portal (<https://www.bankeauctions.com>) and follow the following procedures:

Annexure – II: All the Prospective Bidder(s) will have to –

- Get the printout
- Fill it up and sign
- Upload the scanned copy while submitting the bid

Annexure – III: All the Prospective Bidder(s) will have to –

- Get the printout
- Fill it up and sign
- Upload the scanned copy while submitting the bid

Annexure – IV: Just after receiving Training on E-Auction, Bidder(s) will have to –

- Get the printout
- Fill it up and sign
- E-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in the Sale Notice) with a copy to support@bankeauctions.com

Annexure – V: Just after the completion of the e-Bidding Process, the H1 Bidder will have to –

- Get the printout
- Fill it up and sign
- E-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in the Sale Notice) with a copy to support@bankeauctions.com

Annexure – VII: Intending bidders shall comply and give a declaration under section 29A of the insolvency and Bankruptcy Code 2016.

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[Appendix - II-A & IV-A]
[See proviso to rule 6(2) and rule 8 (6) R/w 9(1)]

Sale notice for sale of immovable properties**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 6(2) and Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the Borrower(s)/co-borrowers/mortgagors/guarantors that the below described immovable properties mortgaged/charged to the Original Secured Creditors (more particularly mentioned in the table as under) being the **Physical possession** of which has been handed over to the **authorized officer of Omkara Assets Reconstruction Private Limited (OARPL) from the authorized officer of Stressed Assets Stabilisation Fund (SASF) on 27-11-2024**. Further, SASF Vide Assignment Agreement dated 31-08-2024, has assigned the debt of M/s Indermal Samrathmal Infrastructure Pvt. Ltd to OARPL (Acting in its capacity as trustee of Omkara PS 13/2024-25 Trust).

OARPL is a Company incorporated under the Companies Act, 1956 and registered with Reserve Bank of India as an Asset Reconstruction Company and having its registered office at 9, M.P Nagar, 1st Street, Kongu Nagar Extn, Tirupur - 641607 and Corporate Office at Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028. Pursuant to the Assignment Agreement, OARPL has acquired entire outstanding debts along with the underlying securities against above said Borrower from SASF and is entitled to recover the dues and enforce the securities.

The Authorized Officer of OARPL hereby intends to sell the below-mentioned properties along with the movables under SARFAESI Act, by way of online e-auction, for recovery of dues of the lenders as shown in the table below. The properties shall be sold in exercise of rights and powers under the provisions of SARFAESI Act; on

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“As is where is”, “As is what is”, “Whatever there is” and “Without recourse basis” along with all the known and unknow encumbrances on 30-06-2026 at 11.00 am to 1.00 pm for recovery of amounts dues of Stressed Assets Stabilization Fund (now OARPL) Rs. 83,05,74,353 (Rupees Eighty-Three Crore Five Lakh Seventy-Four Thousand Three Hundred Fifty Three Only) as on June 1, 2019 plus interest thereon from Indermal Samrathmal Infrastructure Pvt. Ltd (Borrower), Shri Ajay Motilal Agrawal (Guarantor), Shri Rajendra Kumar Samrathmal Chordia (Guarantor/ Mortgagor), Shri Ajaykumar Gynachand Jain (Guarantor) and Shri Rajendra Kumar Samrathmal Chordia acting as Karta and Manager of Rajendrakumar Samrathmal Chordia (Hindu Undivided Family)(Guarantor).

The details of Borrowers and mortgagors, Guarantors, Details of the securities, Reserve Price, Incremental Bid Amount, Earnest Money Deposit (EMD) along with known encumbrances (if any) are as mentioned as under:

Name of Borrower(s) / Guarantors/ Mortgagors	Details of the Secured Asset	Reserve Price	Bid Increment Amount	EMD
1. M/s Indermal Samrathmal Infrastructure Pvt. Ltd. (Borrower)	All that pieces or parcels of land bearing hereditments and premises, bearing Municipal No.26/226/73	Rs. 5,23,00,000/- (Value assigned to the movables is Rs 1,00,000/- and value for Immovable is	Rs. 5,00,000/-	Rs. 52,30,000/-
2. Shri Ajay Motilal Agrawal, (Guarantor)	admeasuring 289.86 sq. mtr. or thereabouts, comprised of Ground Floor and	Rs. 5,22,00,000/-)		

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3. Shri Rajendra Kumar Samrathmal Chordia, (Guarantor/ Mortgagor)	First Floor, 14 feet and 4 inches by 227 feet and 10 inches lying and situated at Chandani Chowk, Ratlam, Madhya Pradesh along with movables lying in the property. Bounded as: On North by : Smt. Tarabai Samarthmal Chordia,			
4. Shri Ajaykumar Gynachand Jain and (Guarantor)	On South by : Shree Shyamlal Galiyara and thereafter Smt. Shantadevi, On East by: Chandani Chowk Road and On West by : Sutari Road			
5. Shri Rajendra Kumar Samrathmal Chordia acting as Karta and Manager of Rajendrakumar Samrathmal Chordia [Hindu Undivided Family (HUF)] (Guarantor)				

Date and Time of E- Auction	30-06-2026 from 11 am to 1 pm
Last date and time for submission of bid Document and Proof of EMD:	29-06-2026 by 5:00 PM
Date of Inspection and time	23-06-2026 from 11 am to 12 pm.

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Known Liabilities	Nil*
Account: 1149321155, Name of the Beneficiary: Omkara PS 13/2024-25 Trust, Bank Name - Kotak Mahindra Bank, Branch: Mumbai BKC, IFSC Code: KKBK0001405	

*As per the knowledge of the authorised officer, there is no pending liability attached towards the property. GST will be levied at the time of transfer of movables.

For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php>. The auction shall be conducted online by OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is 29-06-2026 by 5:00 PM. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya, Mobile : 8866682937 E mail - maharashtra@c1india.com and for any property related query contact the Authorized Officer Vishal Bodha @ 8082488907 Email - vishal.bodha@omkaraarc.com, also at Gehna Balwani :9173670406 and Email- gehnabalwani@omkararc.com Intending bidders shall comply and give declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016, for detailed information please refer to the Terms and Conditions.

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**STATUTORY NOTICE FOR SALE UNDER RULE 6(2), AND RULE 8(6)
READ WITH RULE 9(1), OF SECURITY INTEREST (ENFORCEMENT)
RULES, 2002.**

This notice is also a mandatory Notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under rule 6(2) and 8(6) read with rule 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of The Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with interest, cost & expenses as per the provisions of 13 (8) of SARFAESI Act 2002. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Date:

Place: Mumbai

Sd/-

Naresh Makhija – Deputy Vice President

Authorized Officer

Omkara Assets Reconstruction Pvt Ltd.

(Acting in its capacity as a Trustee of Omkara PS 13/2024-25 Trust

रविवार को एक ही दिन में 1.87 लाख से अधिक भक्तों ने किए दर्शन अधिकमास में महाकालेश्वर मंदिर में उमड़ रही है श्रद्धालुओं की भीड़, ले रहे पुण्यलाभ

पीपुल्स संवाददाता • उज्जैन
मो.नं. 9826019595

इस वर्ष ज्येष्ठ अधिकमास होने के कारण श्री महाकाल मंदिर में श्रद्धालुओं की भारी भीड़ उमड़ रही है। अधिकांश श्रद्धालु बाहर से आ रहे हैं। रविवार को एक ही दिन में 1 लाख 87 हजार 568 श्रद्धालुओं ने बाबा महाकाल के दर्शन किए। पिछले 24 दिनों में 35 लाख से अधिक श्रद्धालु महाकाल मंदिर पहुंचे।

बड़ी संख्या में आ रहे श्रद्धालु

15 मई से अधिक मास शुरू हुआ, जिसे पुरुषोत्तम मास भी कहा जाता है। महाकाल की नगरी में नौ नारायण, सप्त सागर और 84 महादेव मंदिरों में दर्शन पूजन का विशेष महत्व है। बड़ी संख्या में बाहर से श्रद्धालु धार्मिक नगरी में आ रहे हैं। इसी के चलते श्री महाकाल मंदिर में दर्शनार्थियों का आंकड़ा लगातार बढ़ रहा है। अधिकमास का समापन 15 जून को होगा। मंदिर



अधिकमास के कारण श्री महाकाल मंदिर में श्रद्धालुओं की भारी भीड़ उमड़ रही है। इन्होंने लिया गया विहंगम दृश्य।

समिति के अनुसार अधिकमास के अब तक के 24 दिन में 35 लाख 69 हजार 633 श्रद्धालुओं ने बाबा महाकाल के दर्शन किए हैं। श्रावण मास में श्री महाकाल मंदिर में अधिक भीड़ रहती है, लेकिन इस बार अधिकमास में भीड़ बढ़ी है। इन अवसरों पर भी रही भीड़-

मंदिर समिति के रिकॉर्ड के अनुसार मई में 24 मई को गंगा दशहरा पर सर्वाधिक 2 लाख 46 हजार 776 और 16 मई शनिश्चरी अमावस्या पर 2 लाख 6 हजार 253 श्रद्धालु महाकाल मंदिर आए थे। वहीं जून माह की 7 तारीख रविवार को यह आंकड़ा 1 लाख 87 हजार 568 रहा।

यहां हैं 4 प्रमुख शिव मंदिर

ज्येष्ठ अधिक मास में काफी संख्या में श्रद्धालु उज्जैन आ रहे हैं। यहां विराजित नौ नारायण, सप्त सागर और 84 महादेव की यात्रा करते हैं। इस यात्रा के दौरान महाकाल मंदिर में भी पहुंचते हैं। महाकाल के आंगन में 84 महादेव में से 4 प्रमुख शिव मंदिर हैं। इनके दर्शन-पूजन बिना यात्रा अधूरी रहती है। इधर, श्रद्धालुओं की संख्या बढ़ने से होटलों को बुकिंग भी बढ़ गई है। नौ नारायण, 84 महादेव की यात्रा में 4-5 दिन का समय लगता है। ऐसे में बाहर से आए श्रद्धालुओं को यहीं पर रुकना पड़ता है।

मां नर्मदा क्षेत्रीय बलाई समाज की बैठक में हुआ नवीन कार्यकारिणी का गठन

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मां नर्मदा क्षेत्रीय बलाई समाज धर्मशाला कल्याण समिति के तत्वावधान में धर्मशाला अध्यक्ष महेश मंसौरि कि अध्यक्षता में कार्यकारिणी का गठन किया गया। इसमें समिति संरक्षक शांतराम बोहरे कन्नौद, कार्यकारी अध्यक्ष जगदीश पिपलोदे पूर्व सरपंच भीलखेड़ी, उपाध्यक्ष गणेशराम कोगे सरपंच सबासड़ा, महासचिव मनोहर मेहदिया राजोर, सचिव विजय पंवार पटेल शिक्षक खातेगांव, सहसचिव अनिल मंसौरि सरपंच प्रतिनिधि सांतागांव, कोषाध्यक्ष लखन मंसौरि खातेगांव, प्रवक्ता बरजोर सिंह निशोद गोपालपुर को मनोनीत



बलाई समाज धर्मशाला समिति की बैठक में मौजूद समाजजन।

किया गया। इसी प्रकार निर्माण समिति में अध्यक्ष गणेशराम कोगे सरपंच सबासड़ा, रामू कचोले नेमावर, अनिल मंसौरि सांतागांव, जगदीश पिपलोदे भीलखेड़ी, अशोक पंवार खातेगांव, ओमप्रकाश भास्कर खातेगांव, दिनेश मेहरा नेमावर को मनोनीत किया। धर्मशाला अध्यक्ष तथा समिति पदाधिकारियों एवं निर्माण समिति अध्यक्ष पदाधिकारियों एवं सामाजिक बंधुओं कि उपस्थिति में निर्णय लेकर निर्माण कार्य का भूमिपूजन किया। बैठक में समाज हित में कई निर्णय लिए गए। कार्यक्रम के अंत में आभार गणेशराम कोगे सरपंच ने माना।

एलिवेटेड ब्रिज के निर्माण से सिंहस्थ के दौरान यातायात व भीड़ प्रबंधन करने में मिलेगी मदद

निगमायुक्त और कलेक्टर ने किया प्रस्तावित निर्माण स्थल का निरीक्षण



उज्जैन। प्रस्तावित एलिवेटेड ब्रिज निर्माण स्थल का निरीक्षण करते अधिकारी।

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मो.नं. 9826019595

सिंहस्थ के समय करोड़ों की संख्या में आने वाले श्रद्धालुओं को सुरक्षा और सुविधा के साथ भीड़ प्रबंधन और यातायात प्रबंधन के लिए प्रस्तावित एलिवेटेड ब्रिज निर्माण के लिए स्थल का निरीक्षण संभाग आयुक्त और कलेक्टर ने अधिकारियों के साथ किया। सिंहस्थ में आने वाले करोड़ों

श्रद्धालुओं की सुविधा और सुरक्षा को ध्यान में रखते हुए मुख्यमंत्री डॉ. मोहन यादव के निर्देश पर मार्ग शहर में लगातार विकास कार्य प्रगतिरत है। सोमवार को प्रगतिरत विकास कार्यों का निर्यात निरीक्षण के तहत संभाग आयुक्त आशीष सिंह और कलेक्टर रोशन कुमार सिंह ने अन्य अधिकारियों के साथ प्रस्तावित एलिवेटेड ब्रिज निर्माण के लिए मकोड़ियाआम आगर रोड पर स्थल निरीक्षण किया। उन्होंने

कहा कि एलिवेटेड ब्रिज निर्माण से सिंहस्थ में यातायात प्रबंधन में सहायता मिलेगी। इस दौरान संभाग आयुक्त ने संबंधित अधिकारियों को एलिवेटेड ब्रिज निर्माण के लिए पूरा प्लान तैयार करने के निर्देश दिए। उल्लेखनीय है कि आगर रोड मकोड़ियाआम कृषि मंडी से चामुंडा माता चौराहा, रेलवे स्टेशन होते हुए हरिफाटक तक प्रस्तावित एलिवेटेड फोरलेन ब्रिज लंबा 4 किमी लंबा होगा। इसका एच एरि फाटक ब्रिज तक आएगा।

कन्नौद-आष्टा मार्ग पर दुर्घटनाएं रोकने पुलिस ने की विशेष पहल सिया घाट के मोड़ों पर डलवाई मुर्तम

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सड़क दुर्घटनाओं में कमी लाने और वाहन चालकों की सुरक्षा सुनिश्चित करने के उद्देश्य से कन्नौद पुलिस द्वारा कन्नौद-आष्टा मार्ग के सिया घाट पर विशेष पहल की गई है। कन्नौद थाना प्रभारी तहजीब काजी के नेतृत्व में घाट के खतरनाक मोड़ों पर सड़क किनारे मुर्तम डलवाकर रोड फिलिंग कराई गई तथा वाहन चालकों को जागरूक करने के लिए फ्लेक्स बोर्ड भी लगाए गए।

जिले में सड़क दुर्घटनाओं एवं दुर्घटना जनित मौतों में कमी लाने के लिए ऐसे दुर्घटना संभावित स्थलों को चिह्नित किया गया है, जहां हादसे अधिक होते हैं। इसी क्रम में अतिरिक्त पुलिस अधीक्षक सोम्या जैन एवं अनुविभागीय अधिकारी पुलिस आदित्य तिवारी के मार्गदर्शन में आवश्यक सुरक्षा उपाय किए जा रहे हैं। सिया घाट के मोड़ पर सड़क का किनारा कट गया था, जिससे दोपहिया और चारपहिया वाहन चालकों को परेशानी का सामना करना पड़ रहा था। कई बार तेज गति के कारण वाहन अस्थिर होकर सड़क से नीचे उतर जाते थे, जिससे गंभीर दुर्घटनाओं की आशंका बनी रहती थी।

कृषि में उत्कृष्ट कार्य के लिए धर्मेश्वर सिंह राजपूत को किया गया सम्मानित

देवास। कृषि क्षेत्र में नवाचार, पर्यावरण संरक्षण और किसानों को जागरूक करने के लिए किए जा रहे उल्लेखनीय कार्यों के चलते मुख्यमंत्री द्वारा सम्मानित किसान धर्मेश्वर सिंह राजपूत को एक बार फिर सम्मानित किया गया। इंदौर में आयोजित कृषि संबंधी कार्यक्रम में राजपूत को उनके उत्कृष्ट योगदान के लिए सम्मान प्रदान किया गया। इस अवसर पर विनीत जैन (प्रबंध निदेशक), प्रमोद कुमार पांडे, साक्षी जैन (प्रमुख डिजिटल मार्केटिंग), एस्पी चौहान (बिजनेस हेड) तथा गिरिराज कुशवाहा (एग्रोनोमिस्ट) सहित अनेक गणमान्य उपस्थित रहे।



M.P. POWER GENERATING CO. LTD.
Office of The Addl. Chief Engineer (P&W)
Shree Singaji Thermal Power Project, Dongalia Dist. Khandwa (M.P.)
E-mail ID : sepnw.stpp1@gmail.com
Official Website : www.mppgcl.mp.gov.in
No. 515-1700/SSTPP/MPPGCL/P&W/1893 Date : 08.06.2026

EXPRESSION OF INTEREST (EOI)

Sub : "INVITATION OF EXPRESSION OF INTEREST (E.O.I.) FROM THE INTERESTED & QUALIFIED END USERS i.e. BRICKS/AAC Block manuf./Small Users/Local User Companies FOR ISSUE OF DRY FLY ASH ON 'FREE OF COST', FOR MICRO & SMALL Enterprises (MSEs) and Local USERS (Bricks/block/tile manuf.) and "FIRST COME FIRST SERVED" AND 'AS IS WHERE IS' BASIS WITH TRANSPORTATION BY END USERS AGENCY FROM ASH SILOS OF PH-I & PH-II of SINGAJI THERMAL POWER STATION, Khandwa"

Ref. : EOI SPECIFICATION No. 511-0100/SSTPP/966 Dtd. : 27.05.2026
Last Date of Receiving of EOI offers is One Month from the Date of Issue of this EOI

Note : For extension & other details, the bidders are requested to please visit e-portal of GoMP at <https://www.mppgcl.mp.gov.in>

SUPERINTENDING ENGINEER (WORKS)
M.P. Madhyam/126269/2026

आदित्य बिड़ला हाउसिंग फाइनेंस लिमिटेड
संजीकृत कार्यालय- इंडियन रेव्यू कंपाउंड, वेरावल, गुजरात-362266
इन्डोर ब्रांच ऑफिस- चेन्नईक बिजनेस पार्क, 5वीं मंजिल, ब्लॉक नंबर ए-3, स्कीप नंबर 54-PU-4, सत्य साई स्कूल के सामने, विजय नगर, इंदौर - 452010 खंडवा- प्रथम तल, प्रोबल प्लाजा, आनंद नगर, मेन रोड, एसबीआई के सामने, खंडवा-450001

परिशिष्ट IV [सुरक्षा हित (प्रवर्तन) नियम, 2002 का नियम 8 (1) देखें]
कच्चा नोटिस (अचल संपत्ति के लिए)

यहाँ तक कि, अचोहरस्ताधरी, वित्तीय आरितियों के प्राथमिककरण एवं पुनर्निर्माण तथा प्रतिभूति हित प्रवर्तन अधिनियम, 2002 (2002 का 54) के अंतर्गत आदित्य बिड़ला हाउसिंग फाइनेंस लिमिटेड के प्राधिकृत अधिकारी होने के नाते, और प्रतिभूति हित (प्रवर्तन) नियम, 2002 के नियम 3 के साथ पठित धारा 13(12) के तहत प्रदत्त शक्तियों का प्रयोग करते हुए, उधारकर्ताओं से उक्त नोटिस को प्राप्ति की तिथि से 60 दिनों के भीतर नोटिस में उल्लिखित राशि चुकाने का आह्वान करते हुए एक मांग नोटिस जारी किया है।

उधारकर्ताओं द्वारा राशि चुकाने में विफल रहने के कारण, उधारकर्ताओं और आम जनता को सूचित किया जाता है कि अचोहरस्ताधरी में उक्त अधिनियम को धारा 13(4) के अंतर्गत प्रदत्त शक्तियों का प्रयोग करते हुए, प्रतिभूति हित (प्रवर्तन) नियम, 2002 के नियम 8 के साथ, नीचे वर्णित संपत्ति का कच्चा ले लिया है।

विशेष रूप से उधारकर्ताओं और आम जनता को एतद्वारा इस संपत्ति से संबंधित कोई भी लेन-देन न करने की चेतावनी दी जाती है और संपत्ति से संबंधित कोई भी लेन-देन नीचे उल्लिखित राशि और उस पर ब्याज के लिए आदित्य बिड़ला हाउसिंग फाइनेंस लिमिटेड के प्रभार के अधीन होगा। उधारकर्ताओं का ध्यान अधिनियम की धारा 13 की उप-धारा 8 के प्रावधानों की ओर आकर्षित किया जाता है, जो सुरक्षित संपत्तियों को पुनर्निर्माण के लिए उपलब्ध समय के संबंध में है।

1. उधारकर्ता का नाम: आनंद देवकर और रूपाणी देवकर
बकयाय राशि: रु. 1,05,18,137.93/- (एक करोड़ पैंच लाख अठारह हजार एक सौ सैंतीस रुपये और तिरानवे पैसे मात्र)
डिमांड नोटिस की तारीख: 20-01-2026 कच्चे की तारीख: 08.06.2026

अचल संपत्ति का विवरण
मनोरमागंज के प्लॉट नंबर 9-ए और 9-बी पर बनी बहू-मंजिला इमारत "वाइब्रेंट बिजनेस टॉवर पैक" की तीसरी मंजिल पर स्थित प्लेट नंबर 308, जिसका क्षेत्रफल 1,74 वर्ग मीटर है। यह संपत्ति वार्ड नंबर 48, तहसील और जिला इंदौर (म.प्र.), 452010 में स्थित है। सीमाएं: पूर्व: एम.एस. पथम; पश्चिम: पैसेज के बाड़, आर्किट नंबर 307, उत्तर: एम.एस. दक्षिण: आर्किट नंबर 309

2. उधारकर्ता का नाम: संजय भुरिया और अंगुरी भुरिया
बकयाय राशि: रु. 6,03,208/- (छह लाख तैंत हजार दो सौ आठ रुपये मात्र)
डिमांड नोटिस की तारीख: 12.09.2025 कच्चे की तारीख: 06.06.2026

अचल संपत्ति का विवरण
सर्वे नंबर 182, पौंच नंबर 75 पर स्थित प्लॉट/घर का वह पूरा हिस्सा, जिसका माप 690 वर्ग फुट है; यह गाँव बवालवापुर, तहसील खुडेल और जिला इंदौर 452020 में स्थित है और इसकी सीमाएं इस प्रकार हैं: पूर्व: प्लॉट नंबर 63, पश्चिम: कालोनी रोड, उत्तर: प्लॉट नंबर 67, दक्षिण: प्लॉट नंबर 65, माप: पूर्व-पश्चिम: 40 फुट, उत्तर-दक्षिण: 20 फुट, कुल: 800 वर्ग फुट, यानी 74.34 वर्ग मीटर।

3. उधारकर्ता का नाम: योगेश्वर शिवाजी पवार, शिवाजी रुमनाथ पवार और अलका पवार
बकयाय राशि: रु. 41,04,103.87/- (इकतालीस लाख चार हजार एक सौ तीन रुपये और आठ पैसे मात्र)
डिमांड नोटिस की तारीख: 23.03.2026 कच्चे की तारीख: 04.06.2026

अचल संपत्ति का विवरण
यह पूरा घर नंबर 66, जिसका माप 20 X 40 यानी कुल 800 वर्ग फुट है, जो पौंच नंबर 55, त्रिभुंज नगर, ग्राम देहरी सराय धडालिवाड, तहसील और जिला धार, मध्य प्रदेश, 454773 में स्थित है। इसकी सीमाएं इस प्रकार हैं: पूर्व: प्लॉट नंबर 63, पश्चिम: कालोनी रोड, उत्तर: प्लॉट नंबर 67, दक्षिण: प्लॉट नंबर 65, माप: पूर्व-पश्चिम: 40 फुट, उत्तर-दक्षिण: 20 फुट, कुल: 800 वर्ग फुट, यानी 74.34 वर्ग मीटर।

हस्ता- अधिगत अधिकारी
आदित्य बिड़ला हाउसिंग फाइनेंस लिमिटेड
दिनांक : 09.06.2026
स्थान : इन्दौर

विभिन्न क्षेत्रों में उत्कृष्ट कार्य करने वाली विभूतियों को किया गया सम्मानित

पीपुल्स संवाददाता • इंदौर
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राजावत महाराणा प्रताप सम्मान से अलंकृत



समाजसेवा, पर्यावरण संरक्षण एवं शिक्षा के क्षेत्र में निरंतर किए जा रहे उल्लेखनीय एवं जनहितकारी कार्यों के लिए लोटस ग्रुप के संचालक जितेंद्रसिंह राजावत को इंदौर में आयोजित प्रतिष्ठित 'महाराणा प्रताप सम्मान समारोह-2026' में सम्मानित किया गया। यह सम्मान उनके द्वारा वर्षों से समाजहित में किए जा रहे प्रेरणादायी कार्यों की गौरवपूर्ण स्वीकृति है।

सामाजिक क्षेत्र में भी राजावत की पहल सदैव चर्चा का विषय रही है। समाज में व्याप्त कुरीतियों के विरुद्ध जागरूकता तथा सकारात्मक परिवर्तन के लिए उनके प्रयास प्रेरणास्रोत बने हुए हैं। गरिमामयी समारोह में मुख्य

अतिथि के रूप में जयपालसिंह चावड़ा (प्रदेश अध्यक्ष, किसान मोर्चा), केशवसिंह भदौरिया (अध्यक्ष, मंत्र महाराणा प्रताप बोर्ड), राजनारायणसिंह पूर्णा, श्रवणसिंह चावड़ा, राजपालसिंह सिसौदिया, दुलेसिंह राठौर, दिलीप सिंह एवं कमलेश्वरसिंह सिसौदिया सहित अनेक विशिष्ट अतिथि व गणमान्य नागरिक उपस्थित थे।

चारभुजा नाथ मंदिर में सजी नीली घटा की मनमोहक झांकी

उज्जैन। गोला मंडी स्थित चारभुजा नाथ मंदिर में पुरुषोत्तम मास में नित्य उत्सव मनाए जा रहे हैं। इसी क्रम में भगवान की मनमोहक नीली घटा उत्सव की झांकी सजाई गई, जिसके दर्शन के लिए श्रद्धालुओं की भीड़ उमड़ी। झांकी की सजावट शोभा मूंदड़ा और अंकित मूंदड़ा द्वारा की गई। सत्यनारायण पलोड़ और

आनंद राठी की ओर से पंडित बृजभूषण दीक्षित ने भगवान का पूजन-अर्चन कराया। इसके बाद मनोरथी परिवार की राजकुमारी पलोड़ और चर्वा राठी सहित अन्य सदस्यों ने आरती की। आयोजन में वीरेंद्र कुमार गढ़ानी परिवार ने भगवान को खिचड़ी का भोग लगाकर उपस्थित भक्तों में प्रसादी का वितरण किया गया।

सांकेतिक कच्चे की सूचना

ICICI Bank
शाखा कार्यालय : आईसीआईआई बैंक लिमिटेड, ऑफिस नंबर 201बी, दूसरी मंजिल, रोड नंबर 1, प्लॉट नंबर-बी3, बाईकाई आईटी पार्क, बागल इंडस्ट्रियल एस्टेट, टाणे (पश्चिम) - 400604

आईसीआईआई बैंक के प्राथमिक अधिकारी द्वारा प्रतिभूतिकरण, वित्तीय आरितियों का पुनर्निर्माण और प्रतिभूति हित प्रवर्तन अधिनियम, 2002 एवं प्रतिभूति हित (प्रवर्तन) नियमवाली, 2002 के नियम 3 सहित 13(12) के अंतर्गत प्रदत्त शक्तियों का प्रयोग करते हुए नीचे उल्लिखित कर्जदार(रों) को मांग सूचना निर्गमित की गई थी, उक्त सूचना में कहा गया था कि वे सूचना प्राप्ति की तारीख से 60 दिनों के भीतर सूचना में उल्लिखित राशि का भुगतान करें।

कर्जदार राशि चुकाने में विफल रहे हैं, अतएव कर्जदार और जनसाधारण को सूचित किया जाता है कि उक्त अधिनियम 8 सहित पठित धारा 13(4) के अंतर्गत प्रदत्त शक्तियों का प्रयोग करते हुए नीचे उल्लिखित विधियों पर नीचे वर्णित संपत्ति का अचोहरस्ताधरता द्वारा सांकेतिक कच्चा ले लिया गया है। विशेष रूप से कर्जदार एवं जनसाधारण को संपत्ति के संव्यवहार नहीं करने देते सूचित किया जाता है तथा संपत्ति के साथ कोई भी संव्यवहार आईसीआईआई बैंक लिमिटेड के प्रभार के अधीन होगा।

क्र. सं.	कर्जदार / सह-कर्जदार का नाम / अन्य खाता क्र.	संपत्ति का विवरण / सांकेतिक कच्चे की विधि	डिमांड नोटिस की तिथि / डिमांड नोटिस की तिथि (रु.)	शाखा का नाम
1.	श्री साई पेठालिम / शुभम राठोड़/राजुबाई राठोड़/राजेश राठोड़/ मुकेश राठोड़/कलाबाई राठोड़/ 030005501036	प्रापेटी-1- मकान नंबर एफ-5/4 एल.आई.जी. कृषि नगर सोभना में स्थित, तहसील और जिला इंदौर, मध्य प्रदेश उज्जैन- 456001, प्रापेटी-2- जमीन सर्वे नंबर 1694, गंध नगर, राष्ट्रीय और जिला उज्जैन, मध्य प्रदेश- 456664/ जून 04, 2026	फरवरी 24, 2026 रु. 1,25,03,605.00/-	उज्जैन

उपरोक्त कर्जदार(रों)/जमानतदार(रों) को राशि वापस करने के लिए 30 दिन का नोटिस जारी किया जाता है, अन्यथा बंधक रखी गई संपत्ति(यों) प्रतिभूति हित (प्रवर्तन) नियमवाली, 2002 के नियम 8 और 9 के प्रावधानों के अनुसार इस नोटिस के प्रकाशन की तारीख से 30 दिनों के बाद नीलाम क्रय दी जाएगी।

दिनांक : जून 09, 2026
स्थान : उज्जैन

भारतीय, प्राथमिक अधिकारी,
आईसीआईआई बैंक लिमिटेड के लिए

कार्यालय नगर पालिक निगम, इन्दौर
सेन्ट्रल स्टोर्स विभाग

निविदा क्रमांक: स्टोर्स /15/ 2026-27 दिनांक: 05.06.2026

नगर पालिक निगम, इन्दौर को लगने वाली निम्न सामग्री क्रय करने हेतु ऑनलाइन निविदा अंगण रेट पर आमंत्रित की जाती है। निविदा का विवरण निम्नानुसार है:-

अ. क्र.	ऑनलाइन टेंडर क्रमांक	सामग्री का विवरण	1) निविदा प्रपत्र की कीमत रु 2) अंस्टेन्ट मनी की रकम (₹)	ऑनलाइन निविदा फॉर्म क्रय करने एवं प्रस्तुत करने की अंतिम तिथि एवं समय	ऑनलाइन तकनीकी निविदा ओपन करने की तिथि एवं समय
1.	2026_UAD_513925_1	निगम पुरुष कर्मचारियों हेतु रैनकोट प्रदाय बाबद।	1) ₹5,000/- 2) ₹30,000/-	25/06/2026 को शाम 6.00 बजे तक	27/06/2026 को शाम 6.00 बजे पश्चात
2.	2026_UAD_513943_1	निगम महिला कर्मचारियों हेतु रैनकोट प्रदाय बाबद।	1) ₹5,000/- 2) ₹22,500/-	25/06/2026 को शाम 6.00 बजे तक	27/06/2026 को शाम 6.00 बजे पश्चात

नोट:- 1. निविदा ई-प्रोक्योरमेंट पद्धति से पोर्टल <http://www.mptenders.gov.in> पर देखी एवं क्रय की जा सकती है।
2. निविदा में किसी भी प्रकार का संशोधन होने पर सीधे ऑनलाइन प्रकाशित किया जाएगा, पृथक से समाचार पत्रों में प्रकाशित नहीं किया जायेगा।

उपायुक्त
सेन्ट्रल स्टोर्स विभाग, नगर पालिक निगम, इन्दौर

ओमकारा एस्टेट्स रिकन्स्ट्रक्शन प्रा. लि.
कानूनी कार्यालय - कोहिनूर स्क्वैर, 47वीं मंजिल, पन सी, केन्द्रीय मार्ग, आर जी, मखनरी कीक, दादर (पश्चिम) मुम्बई-400028
Tel: 022-69231111 CIn: U619072014PTC020363

परिशिष्ट - II-A और IV-A
[नियम 6(2) का प्रावधान और नियम 8 (6) R/W 9(1) देखें]
अचल संपत्तियों की विधिकी के लिए विकी सूचना

"सिखोरिटाइजेशन एवं रिकन्स्ट्रक्शन ऑफ फाइनेंशियल एस्टेट्स एंड कम्प्लेक्सिटी ऑफ सिखोरिटाइ इंडस्ट्रियल एस्टेट, 2002" (सरकारी एक्ट) के तहत अचल संपत्ति की विधिकी के लिए ई-नीलामी विधिकी प्रणाली, साथ ही सिखोरिटाइ इंडस्ट्रियल एस्टेट (एनएसईटी) रूल्स, 2002 के नियम 6(2) और नियम 8(6) के साथ पठित आम जनता और खास तौर पर उधारकर्ता/सह-उधारकर्ता/अचल संपत्ति/आधार/गारंटर को यह सूचना दी जाती है कि नीचे बताई गई अचल संपत्ति, जो मूल सुरक्षित लेनदारों के पास (मित्री/वाज बी (जिनका विवरण नीचे दी गई तालिका में है), उनका भीतिक कच्चा 27-11-2024 को "रेडर एस्टेट स्टैबिलाइजेशन फंड" के अधिकृत अधिकारी से ओमकारा एस्टेट्स रिकन्स्ट्रक्शन प्राइवेट लिमिटेड के अधिकृत अधिकारी को सौंप दिया गया है। इसके अलावा, SASF ने 31-08-2024 के असाइनमेंट एग्रीमेंट के जर्जर, ए. इंदरल समर्थमल इंडस्ट्रियल प्राइवेट लिमिटेड का कर्ज OARPL (जो ओमकारा एस्टेट्स 13/2024-25 टर्म्स ट्रेड टर्म्स के तहत प्रकाश कर रहे हैं) को सौंप दिया है।

OARPL, कम्पनी एक्ट, 1956 के तहत बनी और रिजर्व बैंक ऑफ इंडिया के साथ एफएएसए (एफएएसए) के तहत प्रारंभित कम्पनी है। इसका रजिस्टर्ड ऑफिस 9, M.P. नगर, 1st स्टोर, कोय नगर एवरेटन, तिरुपुर - 641607 में है और कोर्पोरेट ऑफिस कोर्पोरेट स्क्वैर, 47वीं मंजिल, N.C. केन्द्रीय मार्ग, R.G. गडकरी चौक, दादर (पश्चिम), मुम्बई - 400028 में है। [असाइनमेंट एग्रीमेंट के तहत, OARPL ने SASF से ऊपर बताए गए उधारकर्ताओं के सभी कर्जाएँ काई और उनसे जुड़ी सिखोरिटाइजेशन (जमानत) हासिल कर ली हैं और वह कर्जाएँ सिखोरिटाइजेशन के तहत OARPL को लागू कर का इन्कार है।

OARPL के अधिकृत अधिकारी का इरादा नीचे दी गई तालिका में दिखाए गए लेनदारों का कर्जा वापस करने के लिए, SARFAESI एक्ट के तहत नीचे बताई गई संपत्तियों (और वही संपत्तियों) को अन्तर्गत ई-नीलामी के जरिए बेचने का है। ये संपत्तियाँ SARFAESI एक्ट के प्रावधानों के तहत मिते अंतराकारों और इतिथियों का इस्तेमाल करते हुए भी जारी हैं। "जैसा है, जैसी है", "जैसा है, जो है", "जो कुछ भी है" और "जैसा कि रिपोर्टों (दा) के आधार पर" - साथ ही सभी ज्ञात और अज्ञात लेनदारों/बैंकों के साथ - 30-06-2026 को सुबह 11.00 बजे से दोपहर 1.00 बजे तक नीलामी सौंप रहे हैं। नीलामी "रेडर एस्टेट स्टैबिलाइजेशन फंड" (अब OARPL) की बकया राशि - 1 जून 2019 तक ₹83.05, 74,353 (तिरसी कोड) वीवा लाय वीहतर इमारती वीवा लाय निर्यात राशि - और उस पर ब्याज - की वसूली के लिए की जा रही है। यह राशि इन लोगों को देवतुल की जानी है - इंदरल समर्थमल इंडस्ट्रियल प्राइवेट लिमिटेड (उधारकर्ता), श्री अजयकुमार समर्थमल चोरडिया (गारंटर), श्री राजेंद्र कुमार समर्थमल चोरडिया (गारंटर/बंधककर्ता), श्री अजयकुमार बानवद जैन (गारंटर) और श्री राजेंद्र कुमार समर्थमल चोरडिया (जो राजेंद्रकुमार समर्थमल चोरडिया के कर्ता और मेनजर के तौर पर काम कर रहे हैं - (हिंदू अधिभूति परिवार)।

उधारकर्ताओं, मित्री वीवा लाय, गारंटरों, सिखोरिटाइ (मित्री रखी संपत्ति) की जानकारी, रिजर्व प्राइड, बोलती बंदाने की राशि, अंस्टेन्ट मनी डिमांडिंग (एटक) और ज्ञात देनदारियों/बैंकों (बैंक कोडों) को विवरण नीचे दिया गया है।

उधारकर्ता का नाम / गारंटर /बंधककर्ता	सुरक्षित संपत्ति का विवरण	आक्षेपित मूल्य	बोलती बंदाने की रकम	ईएमपी
1. M/S इंदरमल समर्थमल इंडस्ट्रियल प्राइवेट लिमिटेड (उधारकर्ता)	बादानी चौक, तलासा, मध्य प्रदेश में स्थित जमीनी का वह हिस्सा या प्लॉट, जिसे पर बनी इमारत का मूल्यांकन नंबर 26/226/73 है और जिसका क्षेत्रफल लगभग 289.86 वर्ग मीटर है। इसमें प्राइड फ्लोर और फर्स्ट फ्लोर शामिल हैं और इसका माप 14 फीट 4 इंच गुणा 227 फीट 10 इंच है। साथ ही, प्रापेटी में मौजूद अचल संपत्ति भी इसमें शामिल है। इसकी सीमाएं इस प्रकार हैं: उत्तर में - श्री श्रीमती ताराबाई अर्थमयल चोरडिया; दक्षिण में - श्री श्यामलाल गिल्लियार और उसके बाद श्रीमती शांतादेवी; पूर्व में - बादानी चौक रोड और पश्चिम में - खुशरी रोड।	₹5,23,00,000/- (बंद संपत्ति का मूल्य)	₹5,00,000/-	₹52,30,000/-
ई-नीलामी की तारीख और समय	30-06-2026 को सुबह 11 बजे से दोपहर 1 बजे तक			
बिड डोक्यूमेंट और ईएमपी का प्राणण जमा करने की अंतिम तारीख और समय	29-06-2026 को शाम 5:00 बजे तक			
निरीक्षण की तारीख और समय	23-06-2026 को सुबह 11 बजे से दोपहर 12 बजे तक।			
निविदा नोटिस का नाम	NI			

अकाउंट: 1149321155, लार्मार्गी का नाम ओमकारा PS 13/2024-25 टर्म्स, बैंक का नाम - कोटक महिंद्रा बैंक, ब्रांच: मुंबई BKC, IFSC कोड: KKBK0001405

अधिकृत अधिकारी की जानकारी के अनुसार, प्रापेटी पर कोई कर्जा देनदारी नहीं है। वल संपत्ति के ट्रांसफर के समय GST लागू जाएगा।

बिक्री की विस्तृत शर्तों और नियमों के लिए कृपया <http://www.omkararealestate.com> पर जाएं या लिंक को देखें। नीलामी OARPL द्वारा ऑनलाइन आयोजित की जाएगी। EMD (न्यूनतम) और ऑडर या NEFT/RTGS के माध्यम से भुगतान के साथ बिली के साथ बिली (अंतिम बिली) को 30-06-2026 शाम 5:00 बजे तक है। जो इच्छुक नीलामी इच्छुक जमा कर चुके हैं और निम्नलिखित ID और पासवर्ड बने, डाटा अपलोड करने, बोलती जमा करने, ऑडर और पंजीकरण के लिए Ms.C1IndiaPrL@omkararealestate.com से संपर्क कर सकते हैं। 24/07/2024 को 4-91-7291981124/25/26, इंदौर/दादर में मेले support@omkararealestate.com भी माहिक पाठ्य, मोबाइल: 8866662937, ई-मेल: maharajshir@india.com

In The DEBTS RECOVERY TRIBUNAL, JABALPUR
(Jurisdiction- Madhya Pradesh & Chhattisgarh)
2nd & 3rd Floor, Sanchar Vikas Bhawan (BSNL Building),
Near Head Post Office Residency Road, South Civil Lines, Jabalpur MP - 482001
Summons under Sub-Section (4) of Section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993

Original Application No 1792 OF 2025
UNION BANK OF INDIA Applicant
MR. MOHAN SINGH PATEL & ORS. Respondents
1. Mr. Mohan Singh Patel S/o Kamta Prasad
R/o Gram Barhata, Tehsil Goteagaon, Distt. Narsinghpur 487095
2. Mr. Chandan Singh Patel S/o Kamta Prasad
R/o Gram Barhata, Tehsil Goteagaon, Distt. Narsinghpur 487095
3. Mr. Heera Lal S/o Shri Ganesh Goud
R/o Gram Paatha, Pipariya, Narsinghpur

Whereas **Original Application No. 1792 of 2025** was listed before the Hon'ble Presiding Officer on **29/01/2026**.
Whereas, this Hon'ble Tribunal is pleased to issue summons/notice on the said application under section 19 (4) of the Act. (OA) filed against you for recovery of **Rs 25,68,593.62/- (Rupees Twenty Five Lakhs Sixty Eight Thousand Five Hundred Ninety Three And Sixty Two Paise Only)** Plus Interest at Contractual rates, penal interest & charges.

In accordance with the sub-section (4) of section 19 of the Act, you Defendants are directed as under:-
i. To show cause within 30 days of the service of the summons as to why relief prayed for should not be granted.

ii. To disclose particulars of properties or assets other than the properties and assets specified by the applicant under serial number 3-A of Original Application.

iii. You are restrained from dealing with or disposing of secured assets or such other assets and properties under serial number 3A of the original application pending hearing and disposal of the application for attachment of properties.

iv. You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of business any of the assets under which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the tribunal.

v. You shall be liable to account for the sale proceeds realized by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with bank holding security interests over such assets.

vi. You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before the Hon'ble Tribunal at Jabalpur on **15.07.2026 at 10:30 A.M.** failing which the application shall be heard and decided in your absence.

Given under my hand and seal of this Tribunal on this **3rd day of June, 2026**.

Authorised Officer
Debt Recovery Tribunal, Jabalpur

Aadhar Housing Finance Ltd.
Corporate Office: Office Nos. 501 & 503, 5th Floor, Lightbridge, Saki Vihar Road, Andheri East, Mumbai Suburban (District), Maharashtra- 400072
Jhansi Branch : Krishna Tower, 2nd floor, Plot No. 957 Civil Lines Above Burger ji Restaurant Allahabad Bank Chouraha Jhansi - 284001 (Uttar Pradesh)

APPENDIX IV POSSESSION NOTICE (for immovable property)

Whereas, the undersigned being the Authorized Officer of **Aadhar Housing Finance Limited (AHFL)** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within **60 days** from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. The borrower's attention is invited to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of AHFL for an amount as mentioned herein under with interest thereon.

Sr. No.	Name of the Borrower(s)/Co-Borrower(s)(Name of the Branch)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1	(Loan Code No. 02410000464 / Jhansi Branch) Bharat Kumar (Borrower) Vijay Singh (Co-Borrower)	All that piece and parcel of the property bearing, One Residential Plot No. - 118, Part Of Arazi No. - 399, Situated At Mauza- Madora Old Abadi Tahsil- Orai, District- Jalaun, Uttar Pradesh - 285128. Boundaries : East -Plot Of Jagram, West - 03 Feet Wide Kachcha Rasta, North - House Of Gangacharan, South - 12 Feet Wide Kachcha Rasta	10-11-2025 & ₹ 10,65,497/-	05-06-2026

Place : Uttar Pradesh
Date : 09-06-2026
Authorised Officer
Aadhar Housing Finance Limited

BAJAJ HOUSING FINANCE LIMITED
Corporate office: Cerebrum IT Park B2 Building 5th floor, Kalyani Nagar, Pune, Maharashtra 411014
Branch Office: 1st Floor, Samrat Complex, Opp New Bus Stand, Sehore 466001

POSSESSION NOTICE

Under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 & Rule 8-(1) of the Security Interest (Enforcement) Rules 2002. (Appendix -IV)
Whereas, the undersigned being the Authorized Officer of **M/s BAJAJ HOUSING FINANCE LIMITED (BHFL)** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notice(s) to Borrower(s) / Co-Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The Borrower(s) / Co-Borrower(s) / Guarantor(s) having failed to repay the amount, notice is hereby given to the Borrower(s) / Co-Borrower(s) / Guarantor(s) and the public in general that the undersigned on behalf of M/s Bajaj Housing Finance Limited, has taken over the possession of the property described herein below in exercise of the powers conferred on him under Section 13(4) of the said Act read with Rule 8-(1) of the said rules. The Borrower(s) / Co-Borrower(s) / Guarantor(s) in particular and the public in general are hereby cautioned not to deal with the below said property and any dealings with the said property will be subject to the first charge of BHFL for the amount(s) as mentioned herein under with future interest thereon.

Name of the Borrower(s)/Guarantor(s) (LAN No, Name of Branch)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
Branch : SEHORE LAN- H5P4HLD0131485 1. Gouri Shankar Verma (Through legal Heir since deceased) (Borrower) 2. Rekha Verma (Co-Borrower) & (Legal Heir/Verma of deceased) 3. Pankaj Verma (Legal Heir/Son of deceased) All At Ward No 24, Ashra Road, Freerang, Shujapur, Madhya Pradesh-465333	All that piece and parcel of the Non-agricultural Property described as: Residential House (R.C.C. build up) khashra No. 349/1 Min3 ward no. 24 (Gram Kamliya,)(subsh chand ward) ayodhya bashi ariya ashta road bypass shujapur tehsil shujapur Dist. Shajapur 465331 M.P. Area 800 Sq.ft. East-West 20 Ft. North-South-40 Ft. total 800 Sq. ft. (74.34 Square meter) East - Colony Road, West - house of seller, North - Colony Road, South - Plot of seller	23rd Mar 2026 Rs. 5,33,692/- (Rupees Five Lakh Thirty Three Thousand Six Hundred Ninety Two Only)	05-Jun-26

Place: Shajapur Date: 09.06.2026 Sd/- Authorized Officer, Bajaj Housing Finance Limited

E-AUCTION (SALE NOTICE)
BANK OF INDIA
(Under Sarfaesi Act 2002)

Zonal Office : Bank of India Bhawan, Arera Hills, Jail Road, Bhopal-462004
Tel.: 0755-2556770 / 2555169 E-mail: bhopal.assetrecovery@bankofindia.bank.in

Appendix-IV-A [See proviso to rule 8(6)]
SALE NOTICE FOR SALE OF MOVABLE / IMMOVABLE PROPERTIES
E-auction Sale Notice For Sale of movable/ Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rules 8(6) of The Security Interest (Enforcement) Rules 2002.

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor (s) that the below described immovable property mortgaged / charged to the secured creditor, the **Physical/Symbolic possession** of which has been taken by the authorised officer the **Bank of India (secured creditor)** will be sold on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS" & WHAT EVER THERE IS BASIS" on **09.07.2026** for recovery of bank dues to the **Bank of India (secured creditor)** Bidding will be done online through e-auction platform <http://BAANKNET.com>

Name of Borrower/Guarantor Demand Notice Date, Notice Amount & Possession Date	Description of Mortgaged Properties & Name of Property Owner	Reserve Price EMD Bid Increment Amt.
Bhopal Main Branch, Bhopal Tel.: 0755-4931126, 9407447756 Account to deposit auction sale proceeds- 900090200000033, IFSC- BKID0009000		
Borrower: M/s Soumya Enterprises (Prop. Mrs Lalita Saxena w/o Shailendra Saxena)	Industrial sheds situated at Survey No 33/1/1/2 Village Khanpura Industrial Area Mandideep, Ward no 26 District Raisen comprising plot area -11761.20 sq. ft., Having shed area 5000 sqft belonging to Mrs Lalita Saxena as per original sale deed dated 09-01-2014, which is duly registered in the office of sub Registrar obdullaganj District Raisen vide Book No A-1, volume 90 document no 1164(1) Boundaries: North:Land of Mr Gyausuddin, South : 30 Ft wide road, East :Land of Ankur Kothari, West :Land of Mr Rizvi	₹ 42,50,000/- ₹ 4,25,000/- ₹ 10,000/-
Demand Notice Amount: ₹ 34,76,673.27/- +interest & other charges Demand notice Date : 05.01.2026 Possession Date : 13.05.2026 (Symbolic)		
Applicant - Mr Gaurishankar sharma s/o puranmal sharma Co Applicant - Mrs Maina Devi w/o Gauri Shankar sharma	Flat No. F-01, First floor "Rekha Hights "P.H. No 26, Ward No 84, Indus Town Campus, Ratanpur Bhopal Hoshangabad Road Tehsil Huzur Bhopal builtup area-55.76 sqmt in name of Mr Gaurishankar sharma s/o puranmal sharma & Mrs Maina Devi w/o Gauri Shankar sharma, Boundaries: North: Open & Plot no 23, South: Flat no F-2, East: Flat no F-4, West: Open & Road	₹ 16,58,000/- ₹ 1,65,800/- ₹ 10,000/-
Demand Notice Amount: ₹ 5,86,159.23/- +interest & other charges Demand notice Date : 06.11.2025 Possession Date : 30.05.2026 (Symbolic)		
Date and Time of e-auction : 09.07.2026, 11.00 A.M. to 5.00 P.M.		

Other terms and conditions:
1) Auction sale/bidding would be only through "Online Electronic Bidding" on "AS IS WHERE IS BASIS" & "AS IS WHAT IS BASIS" and "WHAT EVER THERE IS BASIS" through the website: <http://BAANKNET.com> Bidders are advised to go through the website for detailed terms and conditions before taking in the e-auction sale proceeding.
2) The property can be inspected on or before **08.07.2026** between 10 a.m. to 5.00 p.m. with prior permission from Bank Manager of Concern Branch.
3) The Successful tenderer shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on the allotment of tender in his/ her favour and balance within 15 days from the date of confirmation of sale in above mentioned branch's account number. If the tenderer fails to pay the sale price as stated above, the deposit made by him/her shall be forfeited without any notice.
4) The bidding will start at a price higher than that of fixed reserve price.
5) For sale proceeds of Rs. 50 Lacs (Rupees Fifty lacs) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
6) All statutory dues/non-statutory dues/applicable stamp duty/additional stamp duty/transfer charges/all fees/assessment charges/other dues including registration charges, stamp duty, taxes, applicable TDS etc. shall have to be borne by the purchaser.
7) Authorised Officer reserve the right to postpone/cancel or vary the terms and condition of the e-auction without assigning any reason thereof.
8) For further details contact Concern Branch Manager at above Phone No. or Zonal Office Bhopal, Bhopal Phone: 0755-2556770/2555169 Note : This publication is also 30 days notice to Borrower/Guarantors/Mortgagors as required under Proviso of rule 8(6) of Security Interest (Enforcement) Rules, 2002.
Place : Bhopal, Date : 08.06.2026 Authorised Office, Bank of India

CFM ASSET RECONSTRUCTION PVT. LTD.
Corporate Office- 1st Floor, wakfield House, Sprout Road, Ballard Estate, Mumbai-400038, CIN : U67100G2015PTC083994
Registered Office- Block No. A/1003, West Gate, Near YMCA Club, Sur No. 835/1+3, S G Highway, Makraha, Ahmedabad-3800051. www.cfmrc.in / info@cfmrc.in / 91-2240055202

APPENDIX IV POSSESSION NOTICE (For Immovable Property) [Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002]

The Authorized Officer of the Agri wise Fin serve Limited (Formerly known as Star Agri Finance Ltd under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act, 2002") and in exercise of powers conferred under section 13 (12) read with rule (3) of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated **17.10.2025** under section 13 (2) of the SARFAESI Act, 2002 calling upon the Borrower/co-borrowers/mortgagor (1) **M/s Shreeji Proteins (Through its Proprietor) LSSECIND0006343, Address:- R/O Shop No 1 & 2, Gulab Baug, Musakhedi, Indore, Madhya Pradesh-453771**, (2) **Mr Akash Soni S/O Ravindra Soni & (3) Mrs Pinky Soni W/o Ravindra Soni, Address:- R/O Block No S295, Malwa County Mangalyiya by pass Road, Indore, Madhya Pradesh-453771** to repay the amount mentioned in the notice being of **Rs. 36,20,029.00 (Rupees Thirty-six lakhs, twenty thousand & twenty-nine only)** as on **07.10.2025** together with further interest plus costs, charges and expenses etc. within 60 days from the date of receipt of the said notice. Assignor Agri Wise Finserve Limited (formerly known as Star Agri Finance Ltd.) vide an Assignment Agreement dated **31.12.2025** and duly registered on **05.02.2026**, has assigned the financial assets of the borrower(s), together with the underlying security interest and all its rights, title, and interest therein, to CFM Asset Reconstruction Pvt. Ltd. (CFMARC) under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act, 2002").

The borrower(s)/co-borrower(s), having failed to repay the outstanding dues and discharge their liabilities in full, notice is hereby given to the borrower(s)/co-borrower(s) and the public in general that the undersigned, being the Authorized Officer of CFM Asset Reconstruction Pvt. Ltd., acting in its capacity as Trustee of **CFMARC Trust-206**, in exercise of powers conferred under sub-section (4) of Section 13 of the SARFAESI Act, 2002 read with Rule 8 of the Security Interest (Enforcement) Rules, 2002, has taken **Physical Possession** of the property(ies) described herein below on this **5th day of June 2026**.

The borrowers in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the CFM Asset Reconstruction Pvt Ltd for an amount of **Rs. 36,20,029.00 (Rupees Thirty-six lakhs, twenty thousand & twenty-nine only)** as on **07.10.2025** together with further interest plus costs, charges and expenses etc. thereon.

"The Borrowers' attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets."

DETAILS OF SECURED ASSETS

All that piece and parcel of the land lying, property situated at Shop No. LG-01, Lower Ground Floor, Highway Tower, at Survey No 46/1/1 & 46/1/2 paiki, Village Chitawad (Ward No.64) , Indore, M P admeasuring total super build up area 687 sq.ft (63.84 Sq.Mtrs) along with present & future sheds, structures, building thereon & bounded as under. East- Open Space of building, West-Open Space of building after Road, North-Open Space of building, South- Flat No LG-02

Date: 09.06.2026 **CFM ASSET RECONSTRUCTION PVT.LTD.**
Place: Indore (Acting in its capacity as trustee of CFMARC Trust-206)

UMMEED HOUSING FINANCE PVT. LTD
CIN: U6490HR2016PTC057984
Registered office at: Unit 2009-14, 20th Floor, Magnum Global Park, Golf Course Extension Road, Sec-58, Gurugram (Haryana)-122011

APPENDIX IV [See rule 8(1)] POSSESSION NOTICE

Whereas, The undersigned being the authorized officer of the **UMMEED HOUSING FINANCE PVT. LTD** under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Act, 2002)(54 of 2002) and in exercise of powers conferred under section 13(12) read with [rule 3] of the security interest (Enforcement) Rules, 2002, issued demand notices to the Borrower/s as details herein under, calling upon the respective Borrowers to repay the amount mentioned in the notice with all costs, charges and expenses till actual date of payment within 60 days from the date of the receipt of the said notice.

The said Borrower/Co-borrower/Guarantor/Mortgagor having failed to repay the amount, notice is hereby given to the borrower/Co-borrower/Guarantor/Mortgagor and the public in general that the undersigned has taken Symbolic possession of the property described herein below in exercise of the powers conferred on him under sub-section (4) of section 13 of the said act read with rule 8 of the security interest Enforcement Rules, 2002 on this date. The Borrower/Co-borrower/Guarantor/Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and dealings with the property will be subject to the charge of the **UMMEED HOUSING FINANCE PVT.LTD.** For the amount specified therein with further interest, costs and Chagares from respective dates thereon until full payment. The Borrower's attention is invited to provision of sub section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Details of the Borrowers, Co-borrowers and Guarantors, Securities, Outstanding Dues, Demand Notice sent under Section 13(2) and Amount claimed there under and Date of Possession is given as under:

Sr. No.	Name and Address of the Borrower, Co Borrower or Guarantor Loan Account No. And Loan Amount	Demand Notice: Date	Symbolic Possession Date
1.	1. HEMRAJ S/O MULCHANDR (BORROWER) & KRISHNA BAI W/O HEMRAJ (CO-BORROWER) BOTH ABOVE RESIDING -GRAM AAGAR RAJGARH M.P 465669 LOAN NO. LX8IA04123-240034985 LOAN AGREEMENT DATE-16-MAR-2024 LOAN AMT. OF RS.4,15,000/-	07-MAR-26	05-JUN-2026

Amount Due in Rs.
RS.4,20,990.98/- (RUPEES FOUR LACS TWENTY FOUR THOUSAND NINETY & NINETY-EIGHT PAISA ONLY) AS ON 07-MAR-2026 + FURTHER INTEREST AND OTHER CHARGES FROM 08-MAR-2026

DETAILS OF THE SECURED ASSET:-ALL THAT PART AND PARCEL OF RESIDENTIAL PROPERTY BEARING HOUSE NO.25,PATWARI HALKA NO.99, ADMEASURING TOTAL AREA 620 SQ.FT., SITUATED AT-VILLAGE AAGAR TEHSIL- BIADORA DISTRICT RAJGARH M.P. BOUNDED AS EAST-HOUSE OF VISHNU MEHAR WEST- COMMON ROAD NORTH-COMMON ROAD SOUTH-HOUSE OF PRABHULAL

Sr. No.	Name and Address of the Borrower, Co Borrower or Guarantor Loan Account No. And Loan Amount	Demand Notice: Date	Symbolic Possession Date
2.	1. SHYAMLAL S/OBADRILAL (BORROWER) & SHOBHA MALVI W/O SHYAMLAL (CO-BORROWER) BOTH ABOVE RESIDING -WARD NO.14 GRAM RUPNAGAR TEHSIL-JAORA, ROOPNAGAR JHALWA, RATLAM M.P 457226 LOAN NO. LX8IA04123-250038113 LOAN AGREEMENT DATE-19-JUN-2024 LOAN AMT. OF RS.7,50,000/-	07-MAR-26	06-JUN-2026

Amount Due in Rs.
RS.745,835/- (RUPEES SEVEN LACS FORTY FIVE THOUSAND EIGHT HUNDRED THIRTY FIVE ONLY) AS ON 07-MAR-2026 + FURTHER INTEREST AND OTHER CHARGES FROM 08-MAR-2026

DETAILS OF THE SECURED ASSET:-ALL THAT PARTAND PARCEL OF LAND PROPERTY BEARING P.H.NO.19 HOUSE TAX REG. NO.143, VILLAGE RUPNAGAR TEHSIL- JAORA DISTRICT RATLAM M.P. TOTAL AREA 1210 SQ.FT. BOUNDED AS EAST- OPEN LAND WEST-COMMON WAY NORTH-HOUSE OF GANESH RAM SOUTH-HOUSE OF JITENDRA BADRILAL

Sr. No.	Name and Address of the Borrower, Co Borrower or Guarantor Loan Account No. And Loan Amount	Demand Notice: Date	Symbolic Possession Date
3.	1. JODHARAM GURJAR S/O HEMSINGH (BORROWER) RESIDING AT- 5, JHIRI SATANBADI SHYAMPUR SEHORE M.P. 466665 & 2. SHARADA BAI W/O HEMSINGH (CO-BORROWER) RESIDING AT- H.NO.5, SATANBADI CHANDBAD JAGEER, SEHORE M.P. 466665 & 3. HEMSINGH S/O GANGARAM (CO-BORROWER) RESIDING AT-5, GURJAR MOHALLA, JHIRI SATANBADI CHANDBAD SEHORE M.P. 466665 LOAN NO. LX8IA02924-250041874 LOAN AGREEMENT DATE-18-SEP-2024 LOAN AMT. OF RS.9,50,000/-	07-MAR-26	05-JUN-2026

Amount Due in Rs.
RS.9,86,202/- (RUPEES NINE LACS EIGHTY-SIX THOUSAND TWO HUNDRED TWO ONLY) AS ON 07-MAR-2026 + FURTHER INTEREST AND OTHER CHARGES FROM 08-MAR-2026

DETAILS OF THE SECURED ASSET:-ALL THAT PARTAND PARCEL OF PROPERTY BEARING H.NO.5,SITUATED AT VILLAGE SATANBADI TEHSIL- SHYAMPUR DISTRICT SEHORE M.P. TOTAL ADMEASURING AREA 353.624 SQ. MTRS. BOUNDED AS EAST- HOUSE OF ARJUN SINGH WEST-HOUSE OF KANCHAN SINGH NORTH-OPEN LAND SOUTH-OPEN LAND THAN ROAD
Date: 09-JUNE-2026 Sd/- Authorized Officer Mr. Gaurav Tripathi Mob-9650055701
Place: Gurugram, Haryana For Ummeed Housing Finance Pvt. Ltd

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar Marg, R.G. Gadkari Chowk, Dadar(W), Mumbai - 400028 Tel.: 022-69231111 CIN: U67100T2014PTC020363

Appendix - II-A & IV-A

[See proviso to rule 6(2) and rule 8 (6) R/w 9(1)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 6(2) and Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s)/co-borrowers/mortgagors/guarantors that the below described immovable properties mortgaged/charged to the Original Secured Creditors (more particularly mentioned in the table as under) being the **Physical possession** of which has been handed over to the authorized officer of Omkara Assets Reconstruction Private Limited (OARPL) from the authorized officer of **Stressed Assets Stabilisation Fund (SASF) on 27-11-2024**. Further, SASF Vide Assignment Agreement dated 31-08-2024, has assigned the debt of M/s Indermal Samrathmal Infrastructure Pvt. Ltd to OARPL (Acting in its capacity as trustee of Omkara PS 13/2024-25 Trust). OARPL is a Company incorporated under the Companies Act, 1956 and registered with Reserve Bank of India as an Asset Reconstruction Company and having its registered office at 9, M.P Nagar, 1st Street, Kongu Nagar Extn, Tirupur - 641607 and Corporate Office at Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028. Pursuant to the Assignment Agreement, OARPL has acquired entire outstanding debts along with the underlying securities against above said Borrower from SASF and is entitled to recover the dues and enforce the securities. The Authorized Officer of OARPL hereby intends to sell the below-mentioned properties along with the movables under SARFAESI Act, by way of online e-auction, for recovery of dues of the lenders as shown in the table below. The properties shall be sold in exercise of rights and powers under the provisions of SARFAESI Act; on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" along with all the known and unknown encumbrances on 30-06-2026 at 11.00 am to 1.00 pm for recovery of amounts dues of Stressed Assets Stabilization Fund (now OARPL) Rs. 83,05,74,353 (Rupees Eighty-Three Crore Five Lakh Seventy-Four Thousand Three Hundred Fifty Three Only) as on June 1, 2019 plus interest thereon from Indermal Samrathmal Infrastructure Pvt. Ltd (Borrower), Shri Ajay Motilal Agrawal (Guarantor), Shri Rajendra Kumar Samrathmal Chordia (Guarantor/ Mortgagor), Shri Ajaykumar Gynachand Jain (Guarantor) and Shri Rajendra Kumar Samrathmal Chordia acting as Karta and Manager of Rajendrakumar Samrathmal Chordia (Hindu Undivided Family)(Guarantor). The details of Borrowers and mortgagors, Guarantors, Details of the securities, Reserve Price, Incremental Bid Amount, Earnest Money Deposit (EMD) along with known encumbrances (if any) are as mentioned as under:

Name of Borrower(s) / Guarantors /Mortgagors	Details of the Secured Asset	Reserve Price	Bid Increment Amount	EMD
1. M/s Indermal Samrathmal Infrastructure Pvt. Ltd. (Borrower) 2. Shri Ajay Motilal Agrawal, (Guarantor) 3. Shri Rajendra Kumar Samrathmal Chordia, (Guarantor/ Mortgagor) 4. Shri Ajaykumar Gynachand Jain and (Guarantor) 5. Shri Rajendra Kumar Samrathmal Chordia acting as Karta and Manager of Rajendrakumar Samrathmal Chordia [Hindu Undivided Family (HUF)] (Guarantor)	All that pieces or parcels of land bearing hereditaments and premises, bearing Municipal No.26/226/73 ad-measuring 289.86 sq. mt. or thereabouts, comprised of Ground Floor and First Floor, 14 feet and 4 inches by 227 feet and 10 inches lying and situated at Chand Chowk, Ratlam, Madhya Pradesh along with movables lying in the property. Bounded as: North by : Smt. Tarabai Samrathmal Chordia, On South by : Shree Shyamal, Galiyara and thereafter Smt. Shantadevi, On East by: Chandani Chowk Road and On West by : Sultani Road.	Rs. 5,23,00,000/-	Rs. 5,00,000/-	Rs. 52,30,000/-

Date and Time of E-Auction 30-06-2026 from 11 am to 1 pm
Last date and time for submission of bid Document and Proof of EMD: 29-06-2026 by 5:00 PM
Date of Inspection and time 23-06-2026 from 11 am to 12 pm.
Known Liabilities Nil

Account: 1149321155, Name of the Beneficiary: Omkara PS 13/2024-25 Trust, Bank Name - Kotak Mahindra Bank, Branch: Mumbai BKC, IFSC Code: KKBK0001405
*As per the knowledge of the authorised officer, there is no pending liability attached towards the property. GST will be levied at the time of transfer of movables.
For detailed terms and conditions of the sale please refer to the link provided in <http://omkara.com/auaction.php>. The auction shall be conducted online by OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is 29-06-2026 by 5:00 PM. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt Ltd", Tel. Helpline: +91-7291961124/2526, Helpline E-mail: support@bankeuctions.com, Mr. Bhavik Pandya, Mobile : 986682937 E mail - maharashtra@cfindia.com and for any property related query contact the Authorized Officer Naresh Makhija @ 7300201136 Email - naresh.makhija@omkara.com, also at Gehna Batwani: 9173670406 and Email- gehnabalwani@omkara.com Intending bidders shall comply and give declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016, for detailed information please refer to the Terms and Conditions
STATUTORY NOTICE FOR SALE UNDER RULE 6(2), AND RULE 8(6) READ WITH RULE 9(1), OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002. This notice is also a mandatory Notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under rule 6(2) and 8(6) read with rule 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of The Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with interest, cost & expenses as per the provisions of 13 (8) of SARFAESI Act 2002. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under rule 8 (5) of Security Interest (Enforcement) Rules, 2002.

Date: 09.06.2026
Place: MADHYA PRADESH
Sd/- Vishal Bodha - Chief Manager, Authorized Officer, Omkara Assets Reconstruction Pvt. Ltd. (Acting in its capacity as a Trustee of Omkara PS 25/2021-22 Trust)

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TERMS & CONDITIONS:

1. The sale is governed by the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002.
2. The auction sale will be conducted online on “As is where is”, “As is what is” “whatever there is” and “Without Recourse Basis”.
3. The auction will be conducted online through OARPL approved auctioneer portal M/s.C-1 India Pvt ltd., Gurgaon.
4. E -Auction tender document containing online e-auction bid form, Declaration, General Terms & conditions of online auction sales are also available in website <https://www.bankeauctions.com> (Support mail Id support@bankeauctions.com support mobile No. +91-7291981124/25/26). The tender document (Bid Form) along with Annexure relating to Details of Bidder (Annexure – II), Declaration by Bidder (Annexure – III), Confirmation by Bidder regarding receipt of training (Annexure – IV), 29A affidavit are available on the website of OARPL www.omkaraarc.com.
5. Before submission of the Bid Form and other documents, the intended Bidders are required to create their respective “Login Id and Password”. For creation of “Login Id and Password, the intending Bidders / Purchasers are requested to register on portal bankeauctions.com using their mobile number and email id. The bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider “M/s. C1 India Pvt. Ltd”, Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Bhavik Pandya, Mobile: 88666 82937, E mail – maharashtra@c1india.com.
6. The interested bidders are required to deposit the amount of EMD as mentioned in the e-auction notice by way of NEFT / RTGS payable at Mumbai in favour of “Omkara PS 13/2024-25 Trust” which is refundable without interest to unsuccessful bidders.
7. The bank account details to deposit/transfer the amount of EMD are as under:
Account Number: 1149321155;
Name of the Beneficiary: Omkara PS 13/2024-25 Trust,

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Bank Name: Kotak Mahindra Bank, Branch: Mumbai, BKC, IFSC Code: KKBK0001405.

Please note that the payment of EMD by any other mode shall not be treated as valid tender of EMD amount.

8. The Intended Bidders may submit their EMD details and Bid/Tender Form, KYC documents by 5 pm on 29-06-2026 through any one of the following mode :-
 - (i) Physically to the Authorised Officer (Mr. Naresh Makhija) at 47th Floor, Kohinoor Square, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai – 400028
 - (ii) Through e-mail (with password protected file) on the e-mail id: naresh.makhija@omkaraarc.com.
9. The Bidders not submitting the duly filled documents and/or not providing the required EMD deposit details in the Bid Form will not be considered as eligible and will not be allowed to participate in the e-auction. Authorised Officer/ Auctioneer shall not be liable/responsible for informing the defect if any in the Bid Form and Documents to the intended Bidder(s). The bid form or any other document is found incomplete in any respect, shall be liable for outright rejection.
10. The details of the bidders after examining the EMD details, bid form, compliance with section 29A of Insolvency and Bankruptcy Code 2016, will be forwarded to e-Auction Service Provider to enable eligible bidders to participate in e-auction.
11. KYC compliance: Self attested photocopies of Proof of identification viz. Voter ID Card/PAN Card/Driving License etc. along with admissible residence proof should be attached by all the bidders along with the bid and in case of company, firm etc. proper resolution and authority letter must be submitted.
12. Bids below reserve price or without EMD amount shall not be accepted.
13. The bid once submitted cannot be withdrawn and the bidder has to purchase the property for the quoted price in case the same is the highest bid, failing which EMD shall be forfeited, and the properties shall be put to re - auction and the defaulting bidder shall have no claim/right in respect of properties/amount.
14. The eligible bidders are allowed to participate in the e-auction scheduled on 30-06-2026 at e-Auction platform for bidding from their place of choice. Internet connectivity shall have to be

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- ensured by bidder himself. OARPL/service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
15. The bidders may improve their offer in multiple of amount mentioned under the column “Bid Increment Amount”. In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes each with unlimited extension.
 16. The secured assets will not be sold below Reserve Price. All known and unknown statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder.
 17. Property may be sold to bidder quoting the highest bid amount. Inter-se bidding will be at sole discretion of Authorized Officer. However, the Authorized Officer has the absolute power and right to accept or reject any tender/bid or adjourn/ postpone the sale without assigning any reason whatsoever thereof. OARPL reserves its right to sell the property through private treaty as per law before confirmation of sale through e-auction.
 18. Only successful bidder will be informed by our above referred service provider through SMS/email. (On mobile no/email address given by them/registered with the service provider).
 19. The successful bidder shall deposit 25% of final sale price (after adjusting EMD) immediately i.e., on the same day but not later than the next working day, as the case may be and balance 75% amount to be paid within 15 days from confirmation of sale. On failure to pay the sale price as stated all deposits including EMD shall be forfeited without further notice. However, extension of further reasonable time to make the balance 75% payment in exceptional situations shall be at sole discretion of Authorized Officer and subject to terms & conditions as may be agreed upon in writing between the purchaser and the secured creditor in accordance with applicable provisions of law.
 20. The EMD of the unsuccessful bidder will be returned within 07 working days from the closure of the e-auction sale proceedings (i.e., after declaration of successful bidder). The Earnest Money Deposited shall not bear any interest.
 21. Intending bidders should make their own independent inquiries regarding the encumbrances, title of properties, demarcation of the property, status of the property etc. put on auction and

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claims/ rights/ dues ongoing litigation, effecting the property, prior to submitting their bid. The Public Auction advertisement does not constitute and shall not be deemed to constitute any commitment or any representation of the OARPL. The property is being sold with all the existing and future encumbrances whether known or unknown to the OARPL.

22. All dues / arrears / unpaid taxes including but not limited to, including GST, sales taxes, dues of Municipal Taxes, Electricity Dues, Industrial Cooperation etc., labour / workmen dues / compensation if any or any other dues, statutory or otherwise on the secured property shall be borne by the purchaser separately.
23. As on today no stay is operating nor any order is passed by any court restraining to proceed for auction of the property under the provisions of SARFAESI Act and Rules made thereunder.
24. If at any subsequent point of time (even after issuance of sale certificate) it is revealed and observed that the Affidavit cum undertaking given by the successful bidder is false/incorrect, then the sale shall be liable to be cancelled and the amount already deposited will be forfeited.
25. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-auction and follow them strictly.
26. Secured Creditor do not take any responsibility for any errors / omissions / discrepancy / shortfall etc. in the Secured Asset or for procuring any permission, etc. or for the dues of any authority established by law.
27. The inspection of the property/documents can be done with prior intimation. The persons deputed for inspection by the Bidder should carry with him/ her/ them appropriate authorizations on the letterhead of the Bidder organization/ person, he/ she/ they represent(s), failing which inspection may be refused.
28. The Authorized Officer/Secured Creditor shall not be responsible for any error, inaccuracy, or omission in the said proclamation of sale. Any corrigendum relating to the e-auction notice including but not limited to change/extension of date of inspection/e-auction etc. shall be uploaded on the website only.
29. OARPL does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative

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- Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.
30. Bidders are also informed that there may be implications of GST at the time of transfer of movable assets.
 31. Bidders are bound by the principle of caveat emptor (Buyer Beware).
 32. No complaint on time-factor or paucity of time for bidding will be entertained. In case of sole bidder, the sale may be accepted or deferred and property be brought for resale or otherwise sale will be deferred or cancelled at the sole discretion of the secured creditor/Authorised Officer.
 33. Bidders are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same. No request/complaint of wrong bidding will be entertained for cancelling the sale and in such case, the EMD amount will be forfeited.
 34. Highest bid will be provisionally accepted on "subject to approval" basis and the highest bidder shall not have any right/title over the property until the sale is confirmed and accordingly communicated by the Authorized Officer.
 35. Any fees, charges, taxes including but not limited to transfer/conveyance charges, unpaid electricity charges, Municipal/local taxes, Stamp duty & registration charges, GST etc. shall have to be borne by the purchaser only.
 36. The Affidavit submitted along with the Bid/Tender form in the spirit of Section 29 A of the Insolvency and Bankruptcy Code 2016, shall be subject to verification, if any of the contents of the Affidavit and found incorrect or contrary to record, the amount deposited by the bidder shall be forfeited, allowing an opportunity for clarification. Subsequent to the said verification, the Sale Certificate shall be issued.
 37. All bidders who submitted the bids, shall be deemed to have read, understood, acknowledged, accepted the terms and conditions of the E-Auction Sale and be bound by them and at any subsequent stage no intended/successful bidder shall have any right to challenge the e-auction process on any ground but not limited to flow of title, demarcation of property, known or unknown encumbrances, creation of mortgage etc.

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38. On confirmation of the sale and compliance of the terms of payment etc., the Authorized Officer shall issue a certificate of sale of the said property in favour of the successful bidder/purchaser in the prescribed format as stipulated under the 'Enforcement of Security Interest Rules, 2002'. The sale certificate shall be issued only in the same name in which the tender /bid is submitted.
39. No request for inclusion/substitution of names, other than those mentioned in the bid form, in the sale certificate will be entertained.
40. Sale Confirmation/Sale Certificate shall be collected by the successful purchaser, in person or through an authorized person. (Duly authorized by Letter of Authority, Board Resolution and/or Power of Attorney)
41. The Sale Certificate will not be issued pending operation of any stay/ injunction/ restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited.
42. The deposit made by the successful bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account.
43. No request for return of deposit either in part or full/cancellation of sale will be entertained.
44. Disputes, if any, shall be within the jurisdiction of Mumbai Courts only.
45. No counteroffer/conditional offer/conditions by the bidder and/or successful- bidder will be entertained.
46. If, the BID of any two or more bidders are found identical (with same amount) and no one further participate in the inter-se-bidding process, it shall be at sole discretion of the authorized officer to choose the criteria/mechanism to decide the successful bidder and no bidder shall have right to protest or object the same.
47. Words & expressions used hereinabove shall have the same meanings respectively assigned to them under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules framed thereunder.
48. For any property related query or inspection of property schedule, the interested person may contact the Authorized Officer concerned: Mr. Naresh Makhija, (Mob. No.: +91 7300201136) Email ID naresh.makhija@omkaraarc.com or Mr. Gehna Balwani (+91 94267 77607) Email

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ID gehna.balwani@omkaraarc.com or at address as mentioned above in office hours during the working days.

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STATUTORY NOTICE FOR SALE UNDER RULE 6(2) AND RULE 8(6), R/W RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

This notice is also a mandatory Notice of not less than 30 (Thirty) days to the Borrower(s) of the above loan account under rule 8(6) and Rule 6(2) of Security Interest (Enforcement) Rule, 2002 and provisions of The Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with interest, cost & expenses as per the provisions of 13 (8) of SARFAESI Act 2002. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Date:

Sd/-

Naresh Makhija– Deputy Vice President

Authorized Officer

Omkaara Assets Reconstruction Pvt Ltd.

(Acting in its capacity as a Trustee of Omkaara PS 13/2024-25 Trust)

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G.
Gadkari Chowk, Dadar (West), Mumbai - 400028 | Tel.: 022 6923 1111/
8082488907 | Email: vishal.bodha@omkaraarc.com |
www.omkaraarc.com | CIN: U67100TZ2014PTC020363



ANNEXURE-II

DETAILS OF BIDDER

(Read carefully the terms and conditions of sale before filling-up and submitting the bid)

1. Name(s) of Bidder (in Capital) :
2. Father's/Husband's Name :
3. Postal Address of Bidder(s) :
4. Phone/Cell Number and E-mail ID :
5. Bank Account details to which EMD amount to be returned
 - i) Bank A/c. No. :
 - ii) IFSC Code No. :
 - iii) Branch Name :
6. Date of submission of bid :
7. PAN Number :
8. Property Item No. :
9. Whether EMD remitted : Yes/No.
10. EMD remittance details* : Date of remittance _____
: Name of Bank _____
: Branch _____
: A/c. No. _____
: IFSC Code No. _____
12. Bid Amount quoted : _____(Rupees _____

_____)

I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper which are also available in the website <https://www.bankeauctions.com> and shall abide by them. I/We also undertake to improve my/our bid by one bid incremental value notified in the sale notice if I/We am/are the sole bidder.

.....

(Name & Signature of the Bidder(s))

***Mandatory: Bidders are advised to preserve the EMD Remittance Challan.**

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website <https://www.bankeauctions.com> during the time of submission of the bid.

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ANNEXURE-III

DECLARATION BY BIDDER(S)

To:

**The Authorized Officer,
OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED,
Acting in its capacity as a Trustee of Omkara PS 13/2024-25**

Date:

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorised Officer and that the Authorised Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authroised Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorised Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authroised Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authroised Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all offerer/bidders shall be retained by the Bank and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by Authorised Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

Signature:.....

Name:.....

Address:.....

E-mailid.....

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website <https://www.bankeauctions.com> during the time of submission of thebid.

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Annexure – IV

Confirmation by Bidder Regarding Receipt of Training

To,
The Authroised Officer,
OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED,
Acting in its capacity as a Trustee of Omkara PS 13/2024-25

Sub: Confirmation regarding receipt of e- Auction Training.

Dear Sir,

This has reference to the Terms & Conditions for the e-Auction mentioned in the Tender document and available on the website <https://www.bankeauctions.com>

I/We confirm that:

- a. I/We have read and understood the Terms and Condition governing the e-Auction as mentioned in Tender Document available on the website <https://www.bankeauctions.com> and also e-Auction notice published by OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED. in daily newspapers and unconditionally agree to them.
- b. I/We also confirm that we have taken training on the on-line bidding/auction and confirm that we are fully conversant with the functionality and process.
- c. I/We confirm that bank and **M/S. C1 India Pvt. Ltd.**, shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-Auction platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the auction event.
- d. We, hereby confirm that we will honour the Bids placed by us during the e-Auction process.

With regards

Signature of the Bidder:

Name of Bidder:

Date:

Address of Bidder:

Copy to: C1 India Pvt. Ltd., Plot No.68, 3rd Floor, Sector – 44, Gurugram, Haryana, Pin: 122003, mail ID : support@bankeauctions.com

Note: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorised Officer, OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED mentioned in the Sale Notice just after availing training on e-Auction with a copy to support@bankeauctions.com

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Annexure – V

Price Confirmation Letter by Bidder(s)

**To,
The Authroised Officer,
OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED,
Acting in its capacity as a Trustee of Omkara PS 13/2024-25**

**Sub: Final bid quoted during e- Auction - Sale of Properties of OMKARA
ASSETS RECONSTRUCTION PRIVATE LIMITED**

Dear Sir,

We confirm that we have quoted the highest bid of Rs. _____/- (In
Words _____) for the purchase of the property (give description of
property
_____) during e-Auction of the said property held
by M/S C1 India Pvt. Ltd. on .

Yours sincerely,

Signature:

Name of Bidder:

Date:

**Copy to: C1 India Pvt. Ltd., Plot No.68, 3rd Floor, Sector – 44,
Gurugram, Haryana, Pin: 122003, e-mail ID :
support@bankeauctions.com**

**Note: This document is required to be duly filled in and signed by the H1 bidder and
thereafter e-mail scanned letter the Authorised Officer, OMKARA ASSETS
RECONSTRUCTION PRIVATE LIMITED mentioned in the Sale Notice & copy to
support@bankeauctions.com, immediately on completion of the bidding.**

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**Annexure VI – Description of the Properties**

All that pieces or parcels of land bearing hereditaments and premises, bearing Municipal No.26/226/73 admeasuring 289.86 sq. mtr. or thereabouts, comprised of Ground Floor and First Floor, 14 feet and 4 inches by 227 feet and 10 inches lying and situated at Chandani Chowk, Ratlam, Madhya Pradesh along with movables lying in the property.

Bounded as:

On North by : Smt. Tarabai Samarthmal Chordia,

On South by : Shree Shyamlal

Galiyara and thereafter Smt. Shantadevi,

On East by: Chandani Chowk Road and

On West by : Sutari Road

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Notary -Annexure VII -

On Rs. 600 Stamp paper

AFFIDAVIT CUM DECLARATION

For the Auction process of following properties:

Property Description of Immovable Properties:

All that pieces or parcels of land bearing hereditments and premises, bearing Municipal No.26/226/73 admeasuring 289.86 sq. mtr. or thereabouts, comprised of Ground Floor and First Floor, 14 feet and 4 inches by 227 feet and 10 inches lying and situated at Chandani Chowk, Ratlam, Madhya Pradesh along with movables lying in the property.

Bounded as:

On North by : Smt. Tarabai Samarthmal Chordia,

On South by : Shree Shyamlal

Galiyara and thereafter Smt. Shantadevi,

On East by: Chandani Chowk Road and

On West by : Sutari Road

I/We _____ having address at

_____ and having Aadhar Card No. _____ and Pan No.

_____ (hereinafter referred to as the "Purchaser/ Bidder" which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its successors and permitted assigns) state, submit and confirm as follows:

1. I/We hereby state, submit and confirm that we are not disqualified from submitting a bid/proposal in respect of Property mentioned in schedule above, mortgaged on the account of M/s Indermal Smarthmal Infrastructure Private Limited.
2. I/We hereby state, submit and declare that I/we or any other person acting jointly with us or any person who is a promoter and/or in the management and/or control of us or any person who shall be the promoter and/or in management and/or control of the business:
 - (a) is not an undischarged insolvent.
 - (b) is not a willful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949.
 - (c) has not been convicted for any offence punishable with imprisonment –

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- i. for two years or more under any Act specified under the Twelfth Schedule; or
 - ii. for seven years or more under any law for the time being in force.
 - (d) is not disqualified to act as a director under the Companies Act, 2013.
 - (e) is not prohibited by the Securities and Exchange Board of India from trading in securities or assessing the securities markets.
 - (f) has not executed a guarantee in favor of M/s Indermal Smarthmal Infrastructure Private Limited (Borrower)
3. That pursuant to the Public Notice for e-auction for sale of immovable properties dated 09.06.2026 issued by the Authorised Officer of Omkara Assets Reconstruction Private Limited, acting in its capacity as Trustee of “Omkara PS 13/2024-25 Trust” (hereinafter referred to as “OARPL”), the Purchaser / Bidder has made/is making a bid for purchase of Secured Assets as mentioned in the public notice.
4. We declare that no person who was or is a promoter or in management or control of the business of M/s Indermal Smarthmal Infrastructure Private Limited, the Borrower and/ or is a relative of its guarantors or mortgagors is holding any position in the Bidder as director or Key Management Person or has any significant influence over the affairs of the Bidder.
5. We declare that no person who was/is a promoter or in management or control of the business of the holding company, subsidiary company, associate company or related party or connected person of the said Borrower, its guarantors, mortgagors is and/ or was holding any position in the Bidder as director or Key Management Person or has any significant influence over the affairs of the Bidder or is connected/related in any manner.
6. We further declare that none of the persons of the said Borrower, its guarantors, mortgagors have directly or indirectly approached the Bidder or had any influence in taking the decision or offered inducement of any nature to make the bid for purchase of the Secured Assets of the Borrower, its guarantors, mortgagors or in respect of price/ consideration offered to the OARPL.
7. We declare that the Bidder is neither a related party nor has any conflict of interest and has taken independent business decision to make the bid for purchase of the Secured Assets of the Borrower, its guarantors, mortgagors solely in due course of business and based on commercial

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considerations after independent due diligence of the Secured Assets of the said Borrower, its guarantors, mortgagors.

8. We further declare that the Bidder does not have any commercial or any such similar connections or relation with the Debtor Entity i.e. the Borrower, its guarantors, mortgagors or its promoters, its subsidiary, holding or associate companies or related parties or connected persons of the Debtor Entity i.e. the Borrower, its guarantors, mortgagors that have had influence on the decision of the Bidder to acquire the Secured Assets of Debtor Entity i.e. the Borrower, its guarantors, mortgagors or in the matter of decision as to price/consideration offered to OARPL.
9. We declare that the Bidder or any of its officers/KMP has not been subject to any disability corresponding to the regulatory violations under any law within or outside the jurisdiction of India.
10. We hereby declare that this Declaration has been executed by the Bidder under proper authority and has obtained all approvals as may be required in this regard.
11. We make this declaration knowing that on the faith and strength thereof OARPL has agreed to consider our bid for purchase of the Secured Assets of the Debtor Entity i.e. the Borrower, its guarantors, mortgagors.
12. The terms/expressions used herein have to be understood and construed in accordance with the definitions contained in Companies Act, 2013, Insolvency and Bankruptcy Code, 2016 and such applicable laws.
13. We hereby state, submit and confirm that whatever stated above is true, correct and to the best of my knowledge.

Place:

Date:

Before Me